039.0	0004	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	618,500 / 618,500
					USE VALUE:	618,500 / 618,500
					ASSESSED:	618,500 / 618,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		YALE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOSETTI DAMON R
Owner 2:	MARTIN CONSTANCE J
Owner 3:	
Street 1:	22 YALE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MARONEY MARY T / ESTATE -
Owner 2:	-
Street 1:	22 YALE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,952 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Aluminum Exterior and 1152 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7952.000	197,000		421,500	618,500
Total Card	0.183	197,000		421,500	618,500
Total Parcel	0.183	197,000		421,500	618,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 536.89 | /Parcel: 536.8

Legal Description

User Acct 25975

GIS Ref

GIS Ref

Insp Date 10/31/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 039.0-0004-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	197,100	0	7,952.	421,500	618,600	618,600	Year End Roll	12/18/2019
2019	101	FV	183,200	0	7,952.	382,000	565,200	565,200	Year End Roll	1/3/2019
2018	101	FV	183,200	0	7,952.	362,200	545,400	545,400	Year End Roll	12/20/2017
2017	101	FV	183,200	0	7,952.	316,100	499,300	499,300	Year End Roll	1/3/2017
2016	101	FV	183,200	0	7,952.	270,000	453,200	453,200	Year End	1/4/2016
2015	101	FV	171,700	0	7,952.	250,300	422,000	422,000	Year End Roll	12/11/2014
2014	101	FV	171,700	0	7,952.	207,400	379,100	379,100	Year End Roll	12/16/2013
2013	101	FV	171,700	0	7,952.	197,600	369,300	369,300		12/13/2012

!3218!

PRINT

Date	Time
12/10/20	18:31:32

LAST REV

Date	Time
08/14/19	10:24:20

jorourke

3218

USER DEFINED

Prior Id # 1:	25975
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARONEY MARY T	72656-416	1	5/24/2019	Estate/Div	725,000	No	No		
	15708-406		7/1/1984		120,000	No	No		MARONEY MARY T - DOD: 12/19/2018

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/14/2019	SQ Returned	JO	Jenny O
10/31/2018	MEAS&NOTICE	HS	Hanne S
4/27/2009	Measured	163	PATRIOT
2/24/2000	Inspected	263	PATRIOT
2/17/2000	Measured	197	PATRIOT
8/19/1993		AB	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7952		Sq. Ft.	Site		0	64.	0.83	3									421,479						421,500	

Total AC/HA: 0.18255 | Total SF/SM: 7952 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 421,479 | Spl Credit | Total: 421,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	140.333
Other Features:	67500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	267695
Depreciation:	70671
Depreciated Total:	197023

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

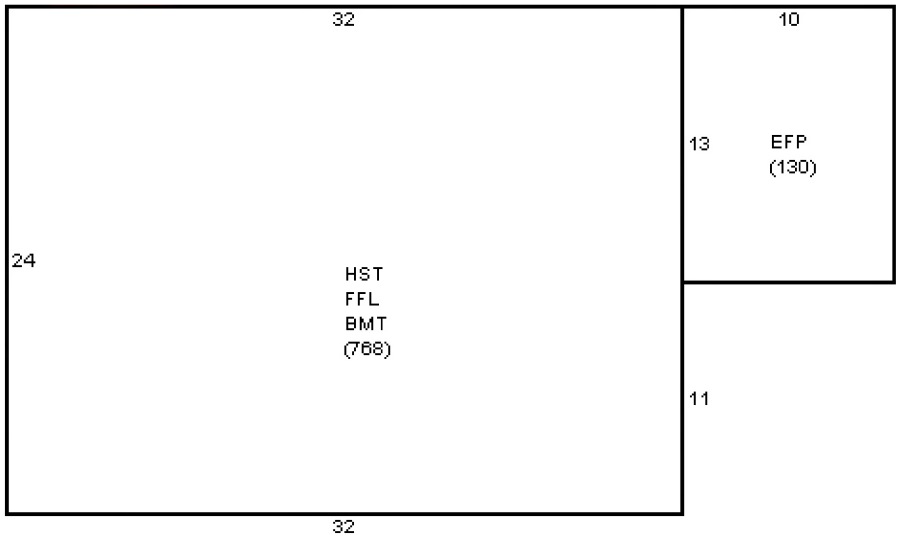
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	140.33
Special Features:	0	Val/Su Net:	96.10
Final Total:	197000	Val/Su SzAd	171.01

SKETCH



5

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	42.100	32,333
FFL	First Floor	768	140.330	107,775
HST	Half Story	384	140.330	53,888
EFP	Enclos Porch	130	47.690	6,199
	Net Sketched Area:	2,050	Total:	200,195
Size Ad	1152	Gross Are	2434	FinArea 1152

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 039.0-0004-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc